

Proposal #217: Indy Rezone

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Maury Plambeck, Current Planning Administrator

Tammara Tracy, Indy Rezone Staff

John Neal, Indy Rezone Staff

What is Indy Rezone?



- A multi-year project to revise our local zoning regulations and development standards
- A county-wide effort to create a more sustainable, more livable community
- The creation of a revised zoning ordinance for adoption by the MDC and City-County Council

Why do Indy Rezone?



- Last complete revision in 1969
- Opportunity for HUD Community Challenge Planning Grant
- Need for more zoning options: mixed-use
- Need for regulations that are competitive with our peer cities
- Desire to create a better built environment

Indy Rezone Key Dates



- HUD Grant Finalized – ***January 2011***
- Public Kick-off – ***July 2012***
- First Steering Committee Meeting – ***July 2012***
- First Task Force Meeting – ***August 2012***
- Neighborhood Studies – ***July 2012 to August 2013***
- Release of Public Draft – ***June 2014***
- Approved by the MDC – ***June 17, 2015***

Creating the Content



- Background Research (102 briefing memos)
- Steering Committee (30 members)
- Five Technical Task Forces (100 members)
- Three Study Neighborhoods (Smart Growth District, East 10th Street, University Heights)
- Consultant Team: AMEC, Clarian Partners, D J Case, Empower Results, EBW)

Vetting the Content



- Steering Committee (24 meetings)
- Technical Task Forces (31 meetings)
- Study Neighborhoods (20 meetings)
- Presentations to Groups (125+ presentations)
- IndyRezone.org Website (6,000+ hits, 115 review comments)
- Public Draft available for nearly 1 year

Content Change Since Public Draft



About 95% of the content is unchanged

Detailed Review and Refinement by:

- Department of Code Enforcement Staff
- Division of Planning Staff
- Metropolitan Planning Organization Staff
- Builders Association of Greater Indianapolis
- Retail Developers Working Group
- Marion County Agricultural Extension Office / Purdue University

Major Change in Format



- From 14 separate ordinances to 1 ordinance with 5 chapters
- More tables (109 total) and illustrations (133 total)
- All definitions in one place
- All measurements and calculations in one place
- Most development standards (dimensions, parking, landscaping) in one place

Permitted Use Table

New
Feature!



- Over 570 uses reduced to about 150
- Single source for answering key questions:
 - Identify a use → where can I do it?
 - Have a certain zoning → what can I do?
- Accessory and Temporary Uses are listed
- Table references Use Specific Standards

Permitted Use Table

Key

P = Permitted use
S = Special exception use
V = 'P' if Vacant for 5 consecutive years

A = Accessory use
T = Temporary use

EXAMPLE: USE TABLE

Zoning District																												Use-Specific Standards (Article III)					
LAND USE CATEGORY	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4 ¹¹⁴²	C-5	C-7 ¹¹⁴³	MU-1 ¹¹⁴⁴	MU-2 ¹¹⁴⁵	MU-3 ¹¹⁴⁶	MU-4 ¹¹⁴⁷	I-1-U&S	I-2-U&S	I-3-U&S	I-4-U&S	CBD-1	CBD-2	CBD-3	Use-Specific Standards (Article III)	
Garden, as a Primary Use ¹¹⁹⁰	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	P	P	A	A	P	P	P	P	A	P	P	Article III. Section 04.E	
Processing, and Packaging of Food and Beverages ¹¹⁹¹																										S	P	P	P				
COMMERCIAL and INDUSTRIAL USES ¹¹⁹³																																	
Food, Beverage, and Indoor Entertainment																																	
Adult Entertainment Business ¹²⁰⁷																		P	P	P												Article III. Section 05.A	
Bar or Tavern ¹²⁰⁸																	P	P	P	P	P	P	P	P					P	P	P	Article III. Section 05.H	
Eating Establishment or Food Preparation ¹²⁰⁹													A	A		A	P	P	P	P	P	P	P	P	A	A	A	A	P	P		Article III. Section 05.M	
Manufacturing ¹²¹⁷																																	
Artisan Manufacturing ¹²¹⁸																		V	V	V	P	P	P	P	P	P	P	P		P		Article III. Section 05.C	
Manufacturing, Light ¹²¹⁹																						P	P	P	P	P	P	P		P			
Manufacturing, ¹²²⁰																									S	P	P						

Land Use

Can I do it?

Yes, but...

Use Table: Vacant Provision

New
Feature!



- If a **building** is vacant for 5 or more years, some additional uses are permitted.
- Added a limited number of new uses.
- Mostly in the Commercial and Industrial zoning districts.
- Still to work out the administrative details.

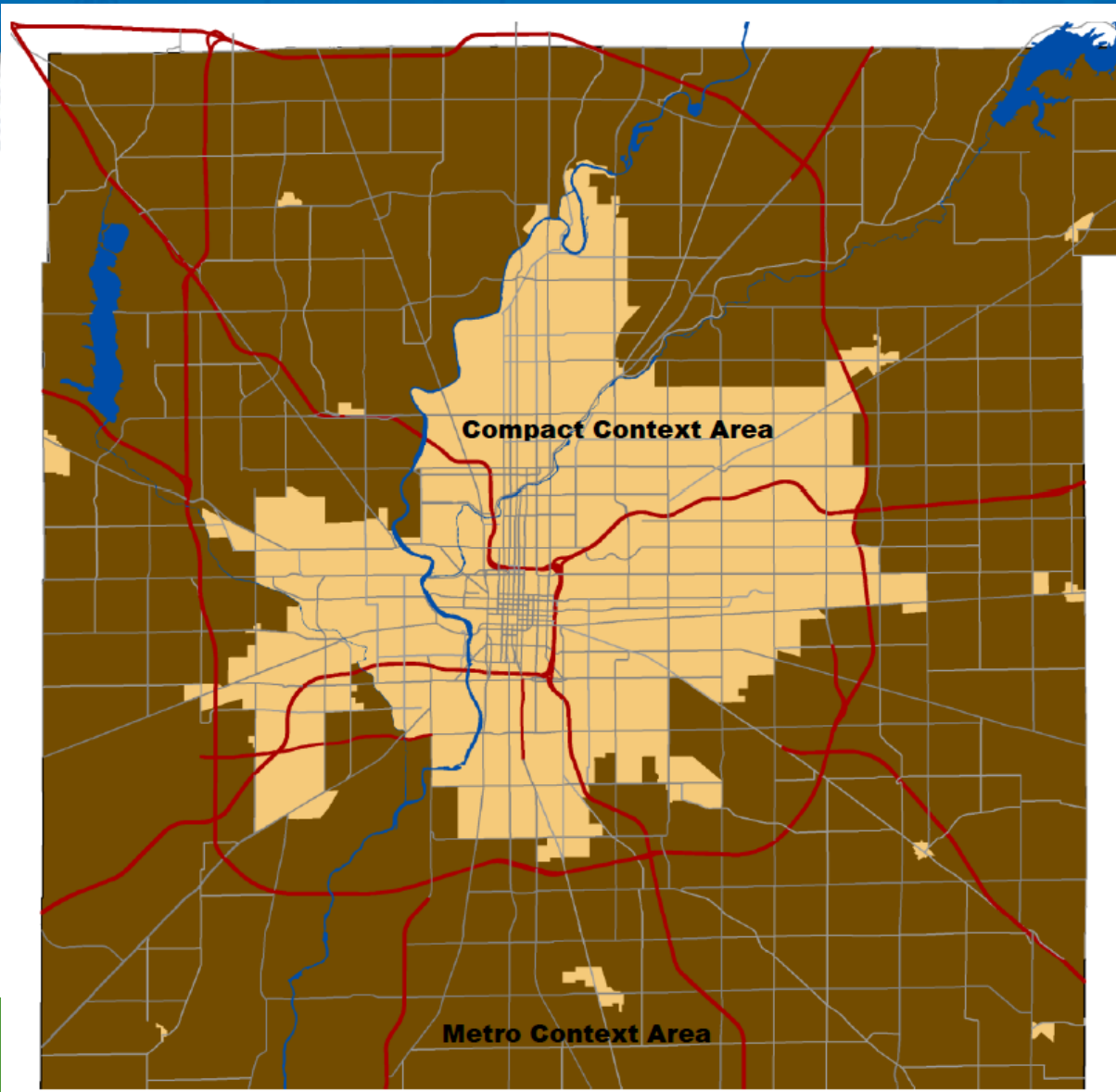
Compact & Metro Areas

New
Feature!



- Entire county is mapped
- Compact Context Area – older and more dense
- Metro Context Area – newer and more suburban
- Some development standards are different:
 - Building setbacks
 - Maximum building heights
 - Location of parking
 - Type of accessory dwelling unit
 - Residential subdivision components

Map of Metro & Compact Areas



What did not change?



- Central Business District (CBD) and Regional Center Regulations
- Adult Entertainment Business Regulations
- Underground Utilities
- Special Use Districts
- Sign Regulations

Why so many footnotes?

Each footnote:

- Explains what content is unchanged and identify source in current ordinances; or
- Indicates what is changed from current ordinances; or
- Identifies what is new content; or
- If in **red print**, highlights what changed since Public Draft.

Proposed Amendment



Change the effective date from January 1, 2016

To

1st day of the month that is six months after the adoption date

Why?

To allow time for Department of Code Enforcement (DCE) to change procedures and forms

Closing Remarks



Steering Committee Co-Chairs

Abbe Hohmann - Site Strategies Advisory, LLC

Michael Bricker - People for Urban Progress

Thank You!